

141.0

0007

0007.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

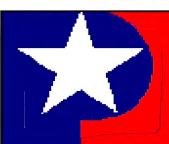
797,500 / 797,500

USE VALUE:

797,500 / 797,500

ASSESSED:

797,500 / 797,500


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
79		WALNUT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: LEITHEISER CHRISTOPHER J &	
Owner 2: WANG LISA	
Owner 3:	

Street 1: 79 WALNUT STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: STANZEL ROBERT P -

Owner 2: -

Street 1: 79 WALNUT STREET

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains .169 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1940, having primarily Wood Shingle Exterior and 2032 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7371		Sq. Ft.	Site		0	70.	0.87	8									448,791						448,800	

Legal Description								User Acct
								91108
								GIS Ref
								GIS Ref
								Insp Date
								03/09/18

USER DEFINED

Prior Id # 1: 91108

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

PREVIOUS ASSESSMENT								Parcel ID	141.0-0007-0007.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	348,000	700	7,371.	448,800	797,500		Year end	12/23/2021
2021	101	FV	336,700	700	7,371.	448,800	786,200		Year End Roll	12/10/2020
2020	101	FV	336,700	700	7,371.	448,800	786,200		786,200 Year End Roll	12/18/2019
2019	101	FV	264,100	700	7,371.	448,800	713,600		713,600 Year End Roll	1/3/2019
2018	101	FV	264,100	700	7,371.	397,500	662,300		662,300 Year End Roll	12/20/2017
2017	101	FV	264,100	700	7,371.	333,400	598,200		598,200 Year End Roll	1/3/2017
2016	101	FV	222,400	700	7,371.	333,400	556,500		556,500 Year End	1/4/2016
2015	101	FV	209,500	700	7,371.	288,500	498,700		498,700 Year End Roll	12/11/2014

SALES INFORMATION								TAX DISTRICT	PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes		
STANZEL ROBERT	66279-88		10/26/2015		755,000	No	No				
CAMPBELL JOHN L	26588-171		8/16/1996		239,000	No	No	Y			

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
11/13/2018	1694	Alterati	3,573	C					3/9/2018	MEAS&NOTICE	HS	Hanne S					
9/20/2013	1410	Manual	7,627	C					1/23/2014	Info Fm Prmt	EMK	Ellen K					
8/23/2010	1022	Manual	29,918						3/23/2011	Info Fm Prmt	BR	B Rossignol					
6/18/2009	496	New Wind	25,481						11/14/2008	Meas/Inspect	189	PATRIOT					
10/17/2007	953	Addition	118,000		G9	GR FY09	dormer		4/1/2005	Permit Visit	BR	B Rossignol					
7/15/2004	625	Redo Bat	5,000	C		G6	GR FY06		2/27/2004	OWNR INFO	BR	B Rossignol					
									1/12/2000	Inspected	276	PATRIOT					
									12/9/1999	Mailer Sent							
									11/19/1999	Measured	243	PATRIOT					
										Sign:	VERIFICATION OF VISIT NOT DATA						

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH												
Type: 5	- Cape			Full Bath: 1	Rating: Good			SINK IN BMT.				36												
Sty Ht: 1T	- 1 & 3/4 Sty			A Bath: 1	Rating: Very Good							11												
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating:							FFL (88)												
Foundation: 1	- Concrete			A 3QBth:	Rating:							8												
Frame: 1	- Wood			1/2 Bath: 1	Rating:																			
Prime Wall: 1	- Wood Shingle			A HBth: 1	Rating:																			
Sec Wall: 1	%			OthrFix: 1	Rating: Average																			
Roof Struct: 1	- Gable			OTHER FEATURES				1st Res Grid Desc: Line 1 # Units 1																
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Good			Level FY LR DR D K FR RR BR FB HB L O																
Color: WHITE				A Kits: 1	Rating:			Other																
View / Desir:				Frl: 2	Rating: Average			Upper																
GENERAL INFORMATION				WSFlue: 1	Rating:			Lvl 2																
Grade: C	- Average			CONDOS INFORMATION				Lvl 1																
Year Blt: 1940	Eff Yr Blt:			Location: 1				Lower																
Alt LUC: 1	Alt %:			Total Units: 1				Totals				RMs: 7	BRs: 4	Baths: 1	HB									
Jurisdct: G17	Fact: .			Floor: 1																				
Const Mod: 1				% Own: 1																				
Lump Sum Adj: 1				Name: 1																				
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN												
Avg Ht/FL: STD				Phys Cond: GV - Good-VG	10. %			Exterior: 1	No Unit	RMS	BRS	FL												
Prim Int Wal: 2	- Plaster			Functional: 1	%			Interior: 1	1	7	4	M												
Sec Int Wall: 1	%			Economic: 1	%			Additions: 1																
Partition: T	- Typical			Special: 1	%			Kitchen: 1																
Prim Floors: 3	- Hardwood			Override: 1	%			Baths: 2004																
Sec Floors: 1	%			Total: 10.8	%			Plumbing: 1																
Bsmnt Flr: 12	- Concrete			CALC SUMMARY				Electric: 1																
Subfloor: 1				COMPARABLE SALES				Heating: 1																
Bsmnt Gar: 1				Basic \$ / SQ: 110.00				General: 1																
Electric: 3	- Typical			Size Adj: 1.30624998																				
Insulation: 2	- Typical			Const Adj: 0.99989998																				
Int vs Ext: S				Adj \$ / SQ: 143.673																				
Heat Fuel: 2	- Gas			Other Features: 105378																				
Heat Type: 3	- Forced H/W			Grade Factor: 1.00																				
# Heat Sys: 1				NBHD Inf: 1.00000000																				
% Heated: 100	% AC: 50			NBHD Mod: 1																				
Solar HW: Yes	Central Vac: NO			LUC Factor: 1.00																				
% Com Wal	% Sprinkled			Adj Total: 390151	WtAv\$/SQ: 1.00			Juris. Factor: 1.00	AvRate: 143.67	Ind. Val: 143.67														
				Depreciation: 42136				Special Features: 0	Before Depr: 143.67	Val/Su Net: 135.51														
				Depreciated Total: 348015				Final Total: 348000	Val/Su SzAd: 217.50															
MOBILE HOME				Make: 1	Model: 1			Serial # 1	Year: 1			Color: 1	IMAGE											
SPEC FEATURES/YARD ITEMS				PARCEL ID 141.0-0007-0007.0												AssessPro Patriot Properties, Inc								
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten	
19	Patio	D	Y	1	15X12	A	AV	2004	4.33	T	12	101			700		700	BMT	100	RRM	50			
More: N	Total Yard Items:	700	Total Special Features:		Total:	700																		